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28 Guardians Walk  
Wordsley

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## 28 Guardians Walk, Wordsley, DY8 5TH

This modern and stylish 3 bedroom semi detached family home has a great layout with a spacious refitted and remodelled Breakfast Kitchen and Lounge to the ground floor and 3 good sized Bedrooms (Master with en-suite) to the first Floor. The property is located just off Auckland Road on the popular former Wordsley Hospital re-development. Perfectly located for local amenities in Wordsley and Kingswinford, good primary and secondary schools and excellent road links for commuting. With gas central heating, UPVC double glazing throughout, this is a property not to be missed!

Accommodation is over two floors and briefly comprises; Breakfast Kitchen with a range of fitted appliances, Utility, Garage, Lounge, Landing, Master Bedroom with En-Suite Shower Room, 2 further good size Bedrooms, family Bathroom, and low maintenance private rear Garden.

OVERALL, A QUALITY FAMILY HOME WITH MODERN FITTINGS THROUGHOUT. INSPECTION IS HIGHLY RECOMMENDED TO FULLY APPRECIATE!

On approach, you are greeted by a tarmac driveway with lawn to the side and there is a paved pathway leading up to the composite front door.

On entrance to the property, the front door leads through into the Breakfast Kitchen which is fitted with a range of grey shaker style wall and base units having brushed gold handles, quartz marble effect worktops which incorporate an inset sink and electric hob, built in fridge/freezer, oven, microwave and dishwasher. There is a central island with shaker style base units having brushed gold handles and quartz marble effect worktops with seating area. Furthermore, there is a vertical radiator, spotlights and further doors to;

Off the Kitchen, is a useful Utility Room which is fitted with white gloss wall and base units having quartz marble effect worktops. Beneath the worktops is space for appliances. There is a door from the Utility leading to the side of the property.

The contemporary Lounge is located at the rear of the property and benefits from a wall mounted electric fire and French doors leading out to the rear Garden. There are stairs to first floor.

On the first floor there is a feature glass balustrade, airing cupboard, loft access and doors to;

There are 3 good sized Bedrooms, of which the Master Bedroom benefits from En-Suite Shower Room which comprises; WC, pedestal sink, enclosed shower cubicle, tiled floor, fully tiled walls and spotlights.

Bedroom 2 & 3 are both located at the rear of the property. The Family Bathroom is fitted with a white suite which comprises; WC, pedestal sink, bath, wall mounted storage, tiled floor, half tiled walls and spotlights.

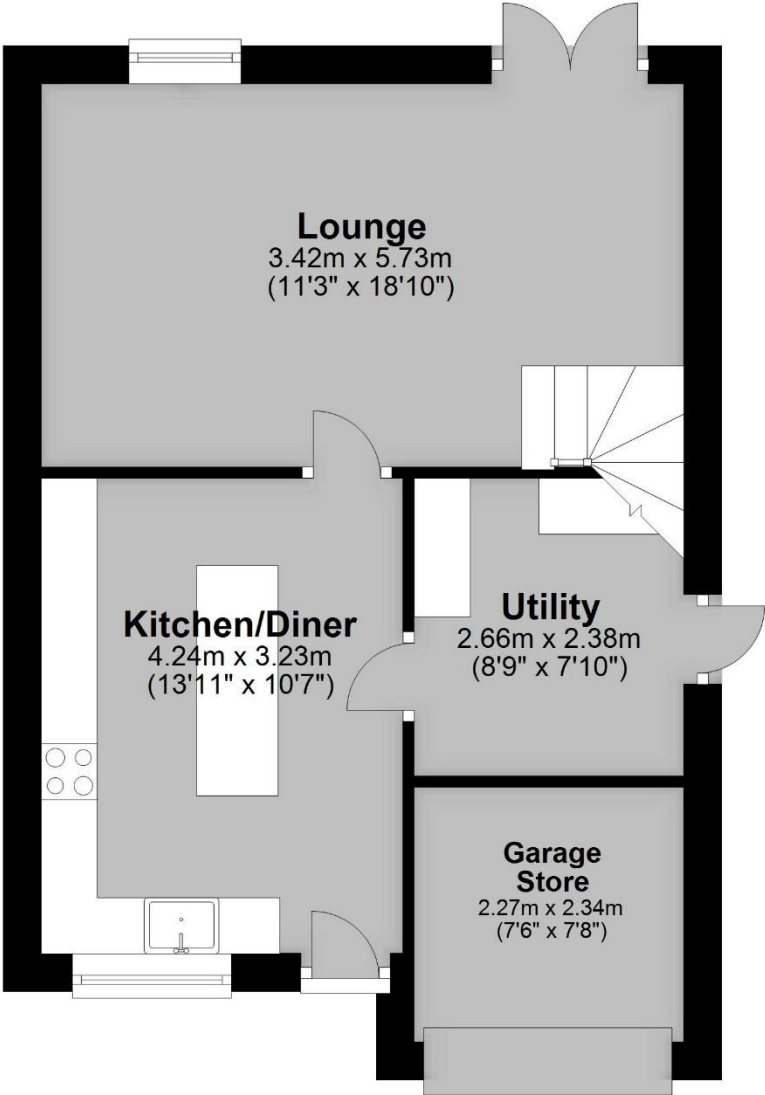
Externally, the south easterly rear Garden has a paved patio area with shallow steps to a lawn and gravel area. In addition to this, there is an outside tap, electric point and side access. The Garage has an up and over door, electricity and lighting.



# FLOOR PLANS

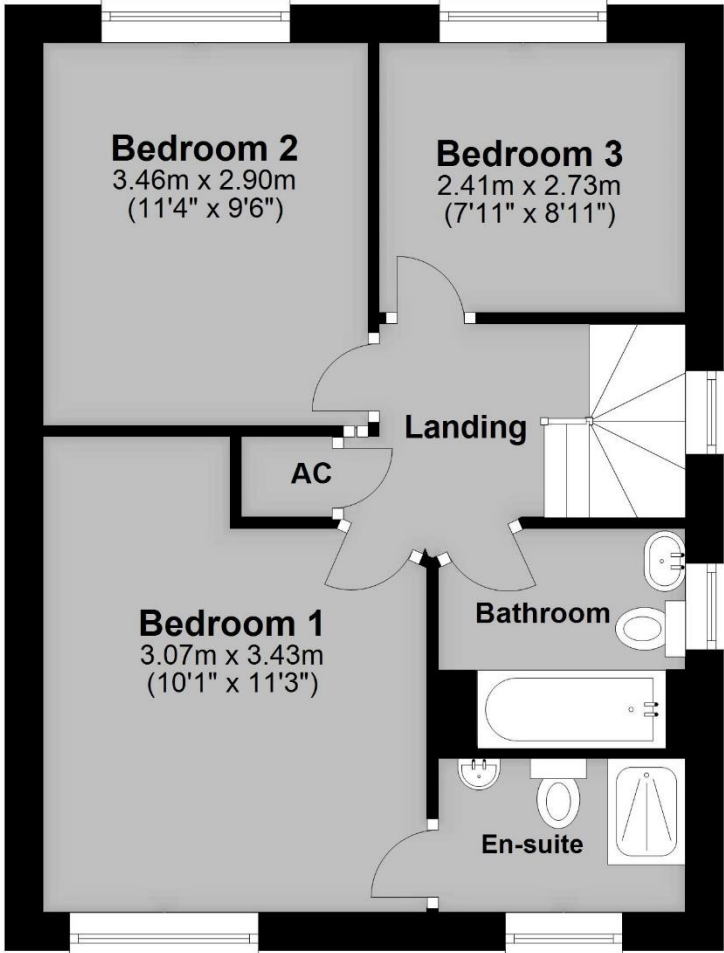
## Ground Floor

Approx. 46.2 sq. metres (496.9 sq. feet)

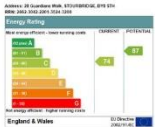


## First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



Total area: approx. 90.7 sq. metres (976.6 sq. feet)





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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